

**Meeting Minutes  
Winter Park Highlands Association  
Board of Directors  
September 9, 2014**

Meeting came to order at 7:00 p.m.

**Present:** Bill Tetlow (President), Scott Ledin (Vice President), Peter Van Veen (Secretary), Judy Bertolli, Heidi McNinch, Charlie Bouchard (Treasurer; by phone), Sherry Pelton (by phone), Cress Carter (by phone), and Fred Chapin (by phone).

**Quorum:** Established.

**Agenda:** Motion approved to accept the agenda.

**Approval of Minutes:** Approved minutes of the August 14, 2014 meeting.

**Treasurer's Report:** We have roughly \$30,000 in our cash accounts. The bank has been charging us \$10 per month for inactivity fees on a reserve account. We have consolidated the accounts to eliminate the fee.

**Information Items:**

Bill and Scott attend the BOCC meeting this morning regarding blight. Other subdivisions have complained about the blight at entrance off Highway 40 to Pole Creek golf course. Scott told the BOCC that WPHA's interest in this issues was the broader issue of the blight ordinance and its enforcement. Scott noted that our covenants are less stringent than other subdivisions.

This afternoon, Bill Tetlow, Bennett and Judy Bertolli, Bob Colosimo, Bill Schwartz, Margie Baer, and Peter Van Veen attended the Road and Bridge hearing that included a discussion of CR 8514. Peter summarized the comments made by various EEOE members, WPHA members and County officials.

The BOCC agreed to continue to plow the section up to the Cul-de-sac. The County pointed out that the plat shows that the EEOE members have a "non-exclusive" right to use the EEOE roads. That means that the EEOE property owners cannot exclude others from using the roads. We will alert membership about outcome from minutes and about the alternative access to the Granby Ranch Trails from County Road 87. Bill will investigate access from CR 87. The Board also discussed parking solutions.

**Trash Enclosure at Elk Park:** Cress said he has discussed this issue with planning. If we have a 6 foot fence we do not need to get a building permit. We are envisioning a 24 by 12 enclosure and a fence is a relatively inexpensive solution. We have received homeowner input and their opinion of best placement is the side hill by the walkway to the picnic area. Motion carried to build a three sided fence, for two bays, to be picked by a subcommittee, and try to get it done by the winter. Scott will contact landscapers to

do project and to clean up the wood chips and logs. Scott will also contact Mike Lohman who has a skid steer. Charlie and Judy can help in October.

**Mountain Parks:** In response to Bill's request, Mountain Parks cut up the logs and stacked them by the road. We sent out an e-mail to our members that the logs were available and they were gone within 24 hours. Judy will draft a thank you and appreciation gift to be sent to Mountain Parks.

**Fire Cistern Two:** We received notice today that our \$35,000 grant application for fire cistern two was approved. The grant is good for four years. The Board thanked Bob Colosimo for his extraordinary efforts on this application. We need to submit some follow up issues with respect to costs on the first cistern. We will increase our fundraising efforts to see if we can get this project underway by spring. We are taking a fresh look at the best site as there are concerns that there may be too many boulders and therefore blasting on Mike Lohman's property.

**Road and Bridge:** Heidi has established a proactive cooperative dialogue with the supervisor at road and bridge. Road and Bridge is concerned that homeowners are pushing snow onto county roads. The supervisor said that he would like to see how it goes this winter. We are willing to be proactive with any problems.

**Billboard:** We previously agreed to build a billboard. We are attempting to contact Gary Morrow who has built billboards for others. Heidi will contact Maura to locate the right person. We also agreed to verify whether we can build on the proposed site.

**Architectural Review Committee.** Motion carried to appoint Cheryl Shaul to the Architectural Review Committee.

**Repairs on Mike Lohmann's truck:** Motion carried to pay the \$191 repair bill on Mike Lohmann's water tank truck, but set the expectation that going forward we will no longer maintain the truck.

**Next Meeting Date:** The next meeting is on October 9, 2014 at 7:30 p.m. at Bill Tetlow's House. Motion carried to adjourn. Meeting adjourned at 9:08 p.m.

Peter Van Veen